

TOWN OF PAWLET
DEVELOPMENT REVIEW BOARD

Members in Attendance:

Keith Mason
James Glick
Gary Baierlein
Brian Rawls
Jonathan Weiss

Others in Attendance:

Brian Leach
Nancy & Bob Morlino
Charlie Mason
Nate Smith
Dot & Tim Leach
Rob Witt
Lenny Gibson

RE: Conditional Use Permit for Beef, Crop and meat processing submitted by Brian Leach, at 4418 VT RTE 30.

FINDINGS OF FACT

This proceeding before the Pawlet Development Review Board involves an application for a Conditional Use permit submitted by Brian Leach for a Beef, Crop and Meat processing on existing farm.

I. Procedural Summary

On March 7, 2016 the Applicant submitted an Application to Eric Mach, Zoning Administrator, requesting a Condition Use Permit.

On March 15, 2016 the Application was given to the Development Review Board.

On April 14, 2016 the Development Review Board met and the information was presented to the board. The Board proceeded to deliberate this proposal. The Development Review Board deliberated as to whether the project might have any undue adverse effect on the factors laid out in Article III, Sections 1 and 6 of the Town of Pawlet Unified Bylaws.

The project's impact on the considerations outlined in Article III Section 1 were resolved as follows:

1. The capacity of existing or planned community facilities. The Board could foresee no consequential adverse impact on any existing or planned community facilities.
2. The character of the affected area as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Town Plan. The Board deliberated whether the project suited the character of the District #7 Agricultural and Rural Residential (ARR) zone in which it is located, as defined in Article II Section 7 of the Unified Bylaws. The Board came to the consensus that this project is well suited to this district.
3. Traffic on roads and highways in the vicinity. The Board considered the impact of truck traffic on Rt. 30 that might be created by this project. In light of the planned capacity and hours of operation of this facility, the board found no consequential adverse impact.
4. Bylaws and ordinances in effect. The Board found no relevant bylaws and ordinances in effect that might conflict with this project.
5. Use of renewable energy resources. The Board found that the project would have no adverse impact on renewable energy resources.

The project's compliance with the considerations outlined in Article III Section 6, which defines the specific requirements for an Agriculture-Related Processing Plant, were resolved as follows:

1. The applicant explained that the facility would be used to process animals raised on the farm, satisfying the requirement that the plant must be related to the agricultural products of the local area.
2. Site drawings provided by the applicant demonstrate a setback of well in excess of the required 100' for all lot lines.

II. Decision

After deliberation the Development Review Board grants the applicant a conditional use permit.

Approved April 14, 2016 by the Pawlet Development Review Board